

Informacion en Español acerca de esta junta puede ser obtenida llamando al (213) 978-13000

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, AUGUST 03, 2006, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

David Honda, President
Victor Sampson, Vice President
Dr. John Lett, Sr., Commissioner
Carmen N. Schroeder, Commissioner
George Stavaris, Commissioner

Fely C. Pingol, Commission Executive Assistant
(213) 978-1294; FAX (213) 978-1029

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM NO. 6:

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item.

TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission Office, 200 North Spring Street, Room 532, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at **<http://www.lacity.org/pln/index.htm>**.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenda item here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of July 06, 2006

3. **APCNV-2004-7500-ZC**

Related Case: AA 2005-5218-PMLA

CEQA: ENV-2004-7501-MND
Plan: Granada Hills-Knollwood

Council District: 12
Location: 12355 Zelzah Avenue
Expiration Date: N/A
Appeal Status: Further
appealable to City Council by
Applicant

PUBLIC HEARING COMPLETED JANUARY 19, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, incident to Parcel Map, from A1-1-O-K to (T)(Q)RE40-1-O-K, for a maximum new three-parcel single-family development on a 9.5 acre lot.

APPLICANT: Athos Investments, LLC, Owner

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM A1-1-O-K TO
(T)(Q)RE40-1-O-K SUBJECT TO CONDITIONS OF APPROVAL.
Lynn Harper (213) 978-1310

4. [APCNV-2005-3443-ZC-BL](#)
Related Case: Tentative Tract No. 62699

CEQA: ENV-2005-2110-MND
Plan: Arleta-Pacoima

Council District: 7
Location: 10915 Laurel Canyon
Boulevard
Expiration Date: n/a
Appeal Status: Further appealable to
City Council by Applicant

PUBLIC HEARING COMPLETED SEPTEMBER 01, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, incident to a Tentative Tract, from RA-1-O to RD1.5-1;

BUILDING LINE REMOVAL, pursuant to Section 12.32-R of the Municipal Code, of a 45-foot building line on the southwest side of Laurel Canyon Boulevard, established by Ordinance No. 101,256.

PROJECT: A 1-lot subdivision for a maximum 12-unit residential condominium on a 0.43 net acre site.

APPLICANT: Amir Ladjevardi

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1-O TO
(T)(Q)RD1.5-1-O SUBJECT TO CONDITIONS OF APPROVAL AND APPROVAL
OF BUILDING LINE REMOVAL.
Joey Vasquez (213) 978-1352

5. [APCNV-2005-3437-ZC-BL](#)
Related Case: Tentative Tract No. 62697

CEQA: ENV-2005-2108-MND
Plan: Arleta-Pacoima

Council District: 7
Location: 10921 Laurel Canyon
Boulevard
Expiration Date: n/a
Appeal Status: Further appealable to
City Council by Applicant

PUBLIC HEARING COMPLETED SEPTEMBER 01, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, incident to a Tentative Tract, from RA-1-O to RD1.5-1;

BUILDING LINE REMOVAL, pursuant to Section 12.32-R of the Municipal Code, of a 45-foot building line on the southwest side of Laurel Canyon Boulevard, established by Ordinance No. 101,256.

PROJECT: A 1-lot subdivision for a maximum 12-unit residential condominium on a 0.44 net acre site.

APPLICANT: Victoriana Brothers & Sons, Inc.

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1-O TO (T)(Q)RD1.5-1-O SUBJECT TO CONDITIONS OF APPROVAL AND APPROVAL OF BUILDING LINE REMOVAL.
Joey Vasquez (213) 978-1352

6. **TENTATIVE TRACT MAP NO. 61202-1A**
Related Case: APCNV-2004-5691-ZC

CEQA: ENV 2004-2995-MND
Plan: Mission Hills-Panorama City-
North Hills

Council District: 7
Location: 15526 W. Plummer Street
Expiration Date: n/a
Appeal Status: Further appealable to
City Council

PUBLIC HEARING

AN APPEAL, from the entire decision by the Advisory Agency in approving Tentative Tract No. 61202 for a maximum 3-lot single-family subdivision on a 0.76 acre site.

APPLICANT: Joe Kravich

APPELLANT: Richard A. Nixon, Esq.

STAFF RECOMMENDS DENIAL OF APPEAL.
Joey Vasquez (213) 978-1352

7. **APCNV-2004-5691-ZC**

Related Case: Tentative Tract No. 61202

CEQA: ENV-2004-2995-MND

Plan: Mission Hills-Panorama City-
North Hills

Council District: 7

Location: 15526 W. Plummer Street

Expiration Date: n/a

Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED APRIL 20, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, incident to a Tentative Tract Map, from RA-1 to R1-1 for a maximum 3-lot single-family subdivision on a 0.76 acre site.

APPLICANT: Joe Kravich

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)RE9-1
SUBJECT TO CONDITIONS OF APPROVAL.

Joey Vasquez (213) 978-1352

8. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the North Valley Area Planning Commission
will be held at **4:30 p.m.** on **Thursday, August 17, 2006**
at the **Marvin Braude Constituent Center**
6262 Van Nuys Blvd., Van Nuys, CA 91401

An Equal Employment Opportunity/Affirmative Action employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1294.